



PLANNING DEPARTMENT

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**WESTLAKE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 7, 2022**

Present: Chairman Brad Lamb, Matt Jones, Duane Van Dyke, Lauren Falcone
Also Present: Planning Director Jim Bedell, Law Director Michael Maloney, Clerk of Commissions Nicolette Sackman

The regular meeting was called to order at 7:50 p.m. by Chairman Lamb.

APPROVAL OF MINUTES

Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the minutes of the regular meeting of January 10, 2022.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Van Dyke, Jones, Lamb

Nays: None, motion carried

Mrs. Falcone moved, seconded by Mr. Van Dyke to approve the minutes of the work session meeting of January 10, 2022.

ROLL CALL ON APPROVAL:

Yeas: Falcone, Van Dyke, Lamb

Abstain: Jones

Nays: None, motion carried

COUNCIL REPORT

No new report.

BUSINESS

**Starbucks Sign Plan, 30225 Detroit, PP#21125002, rep. K. Moffatt,
Ward 5, tabled 11/8/21, 12/6/21**

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Starbucks Sign Plan to the March 7, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Hair Therapy, Sign Plan, 26945 Westwood Rd., PP#21510022, rep. S.
Burgert, Ward 4**

Mr. Burgert explained they wish to replace and relocate their monument sign. The existing sign is setback off the road in a location that is difficult to see when driving by. They would like the sign to be located 10' from the street.

Mr. Bedell reviewed his staff memo. He noted the existing sign is deteriorated and needs to be replaced. The new sign is a similar style made of 4x4 pressure treated posts with vinyl wrap and caps, opaque plexi sign panel. All portions of the sign will be white, except the vinyl lettering that is dark gray for the business name and logo and black for the address. They chose the dark gray color for the business name because it slightly less bold than the black color and will match the design of their existing wall sign. Due to the configuration of this multi-tenant building, this business is visible for eastbound drivers but largely blocked from view for westbound drivers who do not see the wall sign or existing monument sign until after nearly driving past the building. For this reason, they wish to construct the new sign 10' from the street. The existing sign is approximately 40' from the street.

Findings of Fact

1. The proposed sign requires modifications that are acceptable per Section 1220.06.
2. It provides business identification, as well as wayfinding for the business that is largely blocked from view for westbound drivers.
3. A condition is needed to be consistent with Section 1223.06 and only requires a slight shift of the sign by 4'.
4. There is no exterior illumination. Any future exterior illumination will need to comply with 1223.07 and be approved by the City.
5. The existing freestanding sign will be removed when the new sign is constructed, as only one freestanding sign is permitted.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Hair Therapy sign plan with the following:

1. Modification for an additional 2 s.f. of maximum sign area and to allow a monument sign when the principal building does not conform to the minimum building setback.
2. Condition that the sign be shifted to be 10' from the driveway and landscaping is added at the base of the sign with the design to be approved administratively.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**West Bay Plaza Master Sign Criteria revised, 30010 Detroit Rd.,
PP#21119023, rep. C. Reville, Ward 5**

Mr. Reville explained originally, when the master sign criteria was designed, window graphics were prohibited at Site Center's request but they have since reconsidered. The revision allows for 15% window coverage, which is less than the city's sign code (allows 30%). Mr. Bedell reviewed his staff memo explaining there is interest by the developer and city to create "create another level of interest through the use of smaller scale, pedestrian oriented signage" in our shopping centers as successfully modelled in Crocker Park. In addition, freestanding (a-frame sidewalk) signage was proposed for minor tenants (currently only available for major tenants). Site Centers will manage sign enforcement and the criteria applies to any future owner of the shopping plaza. Members of the commission discussed the signs, area, locations and overall proposal.

Findings of Fact

1. The proposal enhances the experience at West Bay Plaza by allowing pedestrian oriented signage.
2. This is a positive trend for this and other shopping centers.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the West Bay Plaza Master Sign Criteria revision as presented at the meeting regarding freestanding (a-frame sidewalk) signage being a minimum 3 s.f. to a maximum 8 s.f. depending on individual tenant frontage.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Bailey Woods Major Subdivision Preliminary Plan (7 lots), 29883 &
29765 Center Ridge Rd., PP#21726004, 006, 007, 012, rep. K.
Hoffman, Ward 6**

Mr. Hoffman and Ms. Bailey were present. They explained the proposal is for seven residential lots. There are no rezoning requests for the proposal and Mr. Hoffman reviewed the site plan. The two parcels along Center Ridge are zoned multi-family while the lots at the rear are zoned single family.

Mr. Bedell reviewed his staff memo explaining all the lots can be developed with single family homes, but lots 1 & 7 along Center Ridge could be developed for multi-family if that was something the developer wanted to do in the future. If they are developed as two residential home lots, development plan approval and notification is not required and they would be approved by the Building and Engineering Departments for single-family residential construction. Townhomes require development plan approval and neighbors within 500' would be notified. Mr. Bedell reviewed the lot sizes, layout and street location. There will be a retention basin and the City Engineer reviews all drainage and grading plans and has the final say on subdivision construction. Single-family homes

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require a 30' rear yard setback with no requirements for buffering between single-family lots. Multi-family development would require a larger setback as well as buffering, but he reiterated at this time there are no multi-family units being proposed or under review. The proposal is supported by the Guide Plan and Zoning.

The following made comments: Mike Lamb, 29914 Tamarack Trail; Brian Schnell, 29819 Center Ridge; Ken Didion, 29910 Sequoia Trail; Tom Frank, 29916 Sycamore Oval; Melissa Thornton, 4260 Magnolia; and Dawn Prince, 4593 Magnolia Parkway. Comments and concerns expressed were: drainage; where the catch basin will drain; flooding and water problems; location of yard drains, storm and sanitary sewers; buffering between the new and old single family lots; price point of homes; loss of privacy; concerns with how close the new street will be to the house on Center Ridge; where will sidewalks be located; security and safety risks; if Drees Homes would be developing the property; what type of units can be constructed on the multi-family lots; the single family homes should not be rentals; concerns with the grade of the property and setbacks for homes; loss of the woods and green space; townhomes would be visible and not desirable next to houses.

Ms. Bailey explained she owns the property and is the developer. She is looking at developing lots 1 and 7 with townhomes that would range in price from \$500,000 to \$600,000 but does not have any plans to submit yet. Mr. Bedell advised in regards to the homes being rentals or owner occupied the city cannot regulate ownership as that is federally protected.

Members of the commission discussed the following: due to the proximity of the proposed development to the existing house at 29819 Center Ridge Road, it was questioned if the proposed street can be shifted to the west so it is not as close, if a conceptual layout of the townhomes can be provided to look at location relative to this shift, and if sidewalks can be limited to the the south side of the street; the desire to retain as many trees as possible, but it is realized that there are sewer easements throughout the property and other engineering considerations that affect which trees are preserved; discussion of buffering setbacks between the adjacent lots based on the zoning district; the proposed subdivision should improve area drainage as there is currently nothing to control run-off and storm water sewers and a retention basin will be installed that are not currently on the property; any drainage issues and concerns should be discussed with the city engineer. Ms. Bailey explained she can look at shifting the street but if it is shifted the proposed townhomes on lot 1 would likely have setback issues and she would want an assurance for reduction of setback requirements if the street is shifted. A conceptual site plan will be provided for the next meeting.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to approve the Bailey Woods lot assembly plat with the condition that it meets the requirements of the County and State as indicated in the Ohio Revised Code.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Bailey Woods Major Subdivision Preliminary Plan to March 7, 2022.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

**Westlake RV, Boat and Self Storage, Development Plan, 29570
Clemens Rd., PP#21116017, rep. M. Bramhall, Ward 3**

Architect Jim Larsen was present to answer questions. Mr. Bedell reviewed his staff memo for the proposed new storage facility. He discussed the following: the building is climate controlled; materials and architectural design, which is a contemporary interpretation of late 19th and 20th century American masonry industrial and warehousing facilities; landscape and trees preservation; lighting (which is still under review by the city's consultant) and the facility will have drive-up units as well as interior units. The number of parking spaces required is 189 spaces based on a warehouse use and 11 are being proposed. Since the use is a self-storage facility, there is a steady turnover in parking space and Mr. Larsen believed 11 spaces are more than adequate. Mr. Bedell advised other self-storage facilities in the city have between six and 11 spaces and there have been no issues.

Mr. Larsen advised they would comply with the lighting if any changes were necessary. He advised the retention basin is dry design with control structures less than 3' in height, so there a fence is not needed. He also reviewed the building colors; gates; estimated traffic counts and the use of stucco. Members of the commission discussed the proposal based on items presented and it was requested that the applicant discuss with Lieutenant Dancy his departmental review comments.

Findings of Fact

1. The proposal is a permitted conditional use and the conditional use permit was granted in 2021 (2020-133).
2. Modifications are required for the number of parking spaces, loading to be on the front of the building, for the main driveway to be 30', and for the use of stucco and are acceptable in accordance with 1220.06 Performance Standards.
3. Conditions are needed regarding curbing that is to be determined by the City Engineer during review of the construction drawing, signage that was shown on the building elevation requires future approval, exterior lighting that is being reviewed, and that a fence is required around any storm water control structure in excess of three feet in height for safety purposes.

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to recommend approval of the Westlake RV, Boat and Self Storage Development Plan with the following:

1. Modification for the total number of parking spaces to be 11, including 6 parallel parking spaces; for the loading spaces to be on the front of the building; for the west driveway to be 30' wide; and for stucco to be used as a building material.
2. Condition that curbing will be installed as required by the City Engineer; that signage will be submitted for approval at a future meeting; that exterior lighting will be approved administratively if in accordance with section 1230.03 and if it does not comply it will be returned to the Planning Commission for approval; and that a four-foot tall fence is required around any storm water control structure in excess of three feet in height.
3. Condition that approval is subject to comments in Part III of the 2/3/22 staff report and approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

Salty Mary's Oyster Bar and Tavern, Sign Plan, 25600 Center Ridge Rd., PP# 21323014, rep. A. Gargari, Ward 2

Motion: Ms. Falcone moved, seconded by Mr. Van Dyke to table the Salty Mary's Oyster Bar and Tavern Sign Plan to the March 7, 2022 meeting.

ROLL CALL ON APPROVAL:

Yeas: Van Dyke, Jones, Lamb, Falcone

Nays: None, motion carried

MISCELLANEOUS

None

ADJOURNMENT

Meeting adjourned at 10:03 p.m. The next regular meeting is scheduled for Monday, March 7, 2022, in the Westlake City Hall Council Chambers.

Chairman Brad Lamb

Nicolette Sackman, MMC
Clerk of Commissions

Approved: _____